

Commitment Number: 3010456  
Seller's Loan Number: 986585

This instrument prepared by:  
Arin Adkins., Mississippi Bar Number: 101831, 2906 North State Street, Suite 330, Jackson, MS  
39216 (phone number: 601.981.1568).  
After Recording Return To:  
ServiceLink Hopewell Campus  
4000 Industrial Boulevard  
Aliquippa PA 15001  
(800) 439-5451

✕ PREPARED BY & RETURN TO:  
**AUSTIN LAW FIRM, P.A.**  
ATTORNEYS AT LAW  
3928 COBBLESTONE DRIVE, SUITE 100  
SOUTHAVEN, MS. 38672  
662-890-7575  
511-12-0868

INDEXING INSTRUCTIONS LOT 69, SECTION B; KAITLYN RIDGE, SITUATED IN  
SECTION 4, TOWNSHIP 2 SOUTH, RANGE 9 WEST, DESOTO COUNTY,  
MISSISSIPPI PB 71 PG 43-44

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
2092040200006900

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### SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation, (contact phone number: 800-439-5451)  
whose mailing address is 5000 Plano Parkway, Carrollton, Texas 75010, hereinafter grantor, for  
\$45,500.00 (Forty-Five Thousand Five Hundred Dollars and no Cents) in consideration paid, grants  
with covenants of special warranty to Kairos Enterprises LLC (contact phone number:  
901-603-4477 NA), hereinafter grantee, whose tax mailing address is  
1761 Dancy Blvd, the following real property:  
Howell Lake, MS 38637

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DESOTO,  
STATE OF MISSISSIPPI, BEING KNOWN AND DESIGNATED AS FOLLOWS; LOT 69,  
SECTION B; KAITLYN RIDGE, SITUATED IN SECTION 4, TOWNSHIP 2 SOUTH,  
RANGE 9 WEST, DESOTO COUNTY, MISSISSIPPI AS PER PLAT THEREOF  
RECORDED IN PLAT BOOK 71, PAGES 43-44, IN THE OFFICE OF THE CHANCERY

**CLERK OF DESOTO COUNTY, MISSISSIPPI.**

**Property Address is: 5582 Kaitlyn Dr W Walls, MS 38680-8538**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The preparing attorney has not been asked to perform any title examination on the conveyed property and therefore makes no representations concerning the state of the title or the accuracy/sufficiency of the legal description.

Grantee is advised that if he or she desires to file for a homestead exemption than he or she should immediately contact the tax assessor of the county named above in the legal description.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **Official Records Book 71, Page 43-44**

Executed by the undersigned on 11-9, 2012:

**Federal Home Loan Mortgage Corporation**

**By: Chicago Title Insurance Company, its Attorney in Fact.**

By: Kimberly A. Arndt

Print Name: Kimberly A. Arndt

Its: AUP

A Power of Attorney relating to the above described property was recorded on 03/05/2007 at Document Number: Book 118, Page 764.

STATE OF PA  
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 11-9, 2012 by Kimberly A. Arndt AUP of ServiceLink, a Division of Chicago Title Insurance Company on behalf of Federal Home Loan Mortgage Corporation as its Attorney in Fact, who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Lorna C. Young  
Notary Public

